

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## REGULAR MEETING MINUTES

### Monday August 13, 2012

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry	X		
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
<b>Liaison Present</b>	David Drake, Council Liaison	X		
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education	X		
<b>Staff Present</b>				
	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance	X		
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
<b>Guests Present</b>	Rusty Malik, Quisenberry Arcari	X		
	Ken Biega, O&G Construction	X		
	Loel H. Purcell, O&G Construction	X		
	Steven Collins, Consulting Engineering Services	X		
	Brian Wetzel, Consulting Engineering Services	X		
	Ron Quicquaro, Quisenberry Arcari	X		

**Call to Order:** Chairwoman Fortunato called the meeting to order at 6:36 PM in the Community Room of the Wethersfield Public Library

**1. Public Comments: None**

**2. Approval of Minutes:** Motion by Dan Camilliere seconded by Peter Gardow to approve the minutes of July 23, 2012 meeting. All present voted in favor without corrections, Diane Fitzpatrick and Frank Dellaripa abstained.

**3. Correspondence: None**

**4. Expenditures:**

a. Quisenberry Arcari invoice #5580 dated July 31, 2012, \$336,395.71, a motion was made by Diane Fitzpatrick, seconded by Peter Gardow to pay this invoice. All present voted in favor.

b. Quisenberry Arcari invoice #5581 dated July 31, 2012, \$12,624.99, a motion was made by Ed Brymer, seconded by Frank Dellaripa to pay this invoice. All present voted in favor.

## **5. Staff/Architect/CM Information:**

a. Architects Reports & Recommendations: Rusty commented that the State Prep Meeting went very well. Greg Smith from state was assigned as the reviewer, and they spent approximately 2 hours listening to how the drawings should be put together for submittal, whether LEED will be pursued and if a Commissioning Agent will be utilized. Mike Turner and Sue Smith provided the committee with their meeting notes.

Rusty informed the Committee that the price of LEED level silver was negotiated into his contract and the only fee the Town has to absorb is the approx. \$1500 application fee. There was consensus of the committee to continue to pursue LEED Silver Certification.

The Commissioning Agent (CxA) is another layer of quality control, a group that goes out and does fundamental testing, further refinement and verification. It is a requirement of the State and LEEDs, the CM can't do this it has to be another company, normally the MEP firm, but in this case CES has declined. The CxA needs to be on board before design development phase of work.

Rusty Formally presented the Committee the Schematic Design submission. He noted on the site plan they added some parking to the front of the building and changed the entrance a little. The emergency entrance on Wintergreen will still be gated; they are testing now to see if the changes are feasible.

He showed how they used brick and metal on the building, the additions will use some brick to tie into the original building. Using metal panels adds detail without a lot of cost and will unify the building. There was discussion both pro and con regarding the look and use of the metal panels, and Rusty was asked to study this more and provide examples of similar use at schools. There was considerable discussion about the number and location of the photovoltaic panel and whether this would date the building architecture.

Rusty noted a flat canopy to the pool entrance which led to questions about the purpose; Rusty replied is it for weather. John Cascio asked if it could be pitched, worried about water from rainstorms ponding up there, and potential for senior pranks (goats?)

Christine asked everyone how they felt about this schematic, Diane Fitzpatrick liked it, Frank Dellaripa & Steve Barry asked to see what the gym would look like. After looking at the drawing, Tom Moore questioned about the glass going to the floor regarding accident/safety issues when playing on the court, the bleachers would block this from happening.

Dave Drake asked if they had looked at any other designs, maybe something more colonial or traditional. He suggested the design be timeless, and that a presentation to the Town Council and general public be made as the design is solidified by the Building Committee.

b. Construction Managers Report: Ken stated that on the EDO49, one item had to be amended before it went to the State of CT. Paige Farnum at the State acknowledged that the contract is all set. A schedule is being prepared regarding the required land use approvals.

c. Budget Update: O&G will have an estimate by September 13, 2012 SBC meeting. The State should let us know by October regarding the approval of the Contract, with the budget not being granted until July, 2013.

d. Schedule: Above ceiling investigation is close to complete, the MEP investigation is still ongoing; the Architects will be in the school as much as possible. Fred Bushey said that everyone on school grounds needs to be badged, he will be happy to give documentation to those whose companies haven't given them a badge.

## **6. Old Business (items with # to be distributed at meeting)**

a. CM agreement: The Agreement should be done by tomorrow (8/7/12)

b. Architect agreement: The Agreement has been executed.

c. Committee Reports:

Site Work/Construction – None

Communications - Chairwoman Fortunato would like Diane to get together with Mike Emmett, Keith Rafaniello, and Tracey McDougall.

Technology/Furniture – None

Energy – Brian from CES Engineering stated the building is very complex, a variety of different heating and air conditioning systems.

The Geothermal wells will be out under the back parking lot and tennis courts, the wells flow into the maintenance room. The question was asked when they will begin drilling the wells, they will begin in the Fall, they can do 1-2 wells per day and there is a need for 140 wells, which would take approximately 4-4 ½ months. They will be doing this Monday – Friday from 7-5 p.m., it will be noisy, and the neighbors will be disturbed.

There will be occupancy sensors in each classroom with a dedicated outdoor air system and geothermal heat pump plant, units will be ducted. A building management system will tie into the building maintenance. A 750 kw generator is included, the #2 storage tank will be a belly tank, or in a convault, Christine asked Brian to work up cost on the convault system. The underground fuel tank that is there will be dug up and disposed of.

Finance – None

**d. Parking along Folly Brook Blvd:** A meeting was held with the Town Planner, Fire Marshal, Don Moisa, Wetlands Liaison, and Mike Turner, regarding the parking lot. This area will be encompassed when survey will be done, but as of now it looks like the wetlands come more into the parking lot than anticipated which would change the number of spots to 10/15 instead of 25/30.

After speaking with Paige Farnum regarding this parking lot and what needs to be done, she stated that the property is off school property so the Board of Ed will have to acquire it from the Town. It would add acreage to the site, even the property not used still is included in the total acreage, and approval from DEEP is needed after they look at floodplains. Paige was asked if all the approvals are met, would it be eligible as reimbursable from the State, she stated any athletic parking will not be eligible, Rusty said it was parking for the school; she said we could apply, but the likelihood of it being approved isn't good. This being the case the Town would have to pay out of pocket. Mike Turner pointed out that inclusion of this area would lengthen time required for survey completion.

Rusty stated that with the design he is recommending there will be at least 140 additional spaces, within the school parking lots. Dan Camilliere stated that he believes parking is the very important, and is satisfied with the plans without the added parking. Diane Fitzpatrick made a motion to not add the Folly Brook/Church Street parking lots to the scope of the project. Seconded by Peter Gardow, all voted in favor.

**e. Meeting Schedule:** The Committee will meet on the 2<sup>nd</sup> Monday at the Town Hall Community Room on the lower level and on the 4<sup>th</sup> Monday at the Board of Education Lower Level Meeting Room at 6:30 p.m. If a Holiday falls on a meeting day it will be moved to another day. The Chairperson's Meeting will take place at the Town Manager's Conference Room on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month at 7:30 a.m.

**f. Town Manager Report on IPADS for meeting documentation distribution:** Superintendent Emmett distributed IPADS to the Committee members and explained to the Committee that they have Google Docs on them. Each member was provided a g-mail account.

**G.Town RFP's for survey, geotechnical, traffic and electrical connectivity:** All 5 RFP's are out and will be opening on 8/22 & 8/23. When they come in a spreadsheet will be prepared. All are cost proposals except CxA. Mike is looking for state bid for environmental. Mike Turner will present to the Committee for recommendations, if over \$20,000 the Town Council has to vote on it. The Committee will be reviewing the bids at the August 27<sup>th</sup> meeting.

## **7. New Business:**

**a. Appointment** of Project Manager/project facilitator is a requirement of the State DCS; the recommendation is to elect Mike Turner to the position. Ed Brymer made a motion to accept this recommendation, seconded by Diane Fitzpatrick, all present voted in favor.

## **8. Other Business:**

a. Hanmer School Fire Alarm Project Status Report: Fred Bushey reported that he received a call from the State of CT. requesting still more information, mainly that the Town has committed the funds for this project. Fred sent them the information they needed and is waiting for their reply. Chairwoman Fortunato asked does the Town still want to continue with this project, the Town Manager answered that it is anticipated that it will be done and the Fire Marshal has told him it has to be done. The question was asked what happens if the State denies our application, the Town Manager responded that the Town will pay for the project.

9. **Adjourn:** The next meeting will take place on Monday August 27, 2012, in the Lower Level Meeting Room at the Board of Education, an email reminder will be sent out.

Motion made by Peter Gardow, seconded by Ed Brymer to adjourn. Meeting adjourned at 9:40 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

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Diane Fitzpatrick, Clerk